



# City of Wagga Wagga

## NOTICE TO APPLICANT OF DETERMINATION OF DEVELOPMENT APPLICATION ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

Notice is hereby given of the determination by the consent authority to the Development Application pursuant to the Environmental Planning & Assessment Act, Section

**Application Number:** DA05/1147

**Date of Lodgement:** 25/10/2005

**Issued to:** S M Lawton  
144 Morgan St  
WAGGA WAGGA NSW 2650

**Land to be Developed:** 144 Morgan St WAGGA WAGGA NSW 2650  
Lot 4 DP 308132

**Description** Proposed Fence Replacement in Conservation Area

**Classification under the Building Code of Australia** 10b

**Determination:** Approved Subject to Conditions

**Date of Determination:** 12/12/2005

**Consent operate from:** 12/12/2005

**Consent Lapse on:** 12/12/2008  
(this date applies if the development is not commenced)

On behalf of the Council

A handwritten signature in black ink, appearing to read "Kevin L. Ray". The signature is written in a cursive style with a large, looped 'R'.

Kevin L Ray  
Manager of Development Services

**Conditions of Consent for Application No. DA05/1147**

1. The development proposal shall be undertaken and completed in accordance with:-  
Development Application received by the Council on 25 October 2005.

As amended by the conditions of development consent specified as follows:-

**PLANNING SECTION**

1. The fence shall not exceed 1800mm in height. The height of the fence shall be reduced to 1500mm in height at its junction with the existing pipe and rail fence.
2. The fence shall be constructed from timber palings or custom-orb galvanised sheeting. Prior to the release of the construction certificate the applicant is to inform Council of the preferred material.

**BUILDING SECTION**

1. Council's acknowledgement letter regarding understanding of conditions of consent is to be signed and returned to Council prior to the commencement of any works.

**ENVIRONMENTAL HEALTH SECTION**

1. The applicant should take all reasonable steps to minimise dust and noise generation during the demolition and/or construction process. No offensive noise shall be emitted during either process. Such activities shall only be undertaken Monday to Friday 7.00am to 6.00pm and Saturday 8.00am to 1.00pm excepting public holidays.
2. All waste materials, soils and clean fill from the proposed construction site are disposed of to a Wagga Wagga City Council or EPA licensed waste disposal facility. Alternatively soils and clean fill can be disposed of at a site approved via Development Application to Wagga Wagga City Council.

If you are dissatisfied with this decision Section 97 of the Environmental Planning and Assessment Act, 1979 gives you the right to appeal to the Land and Environment Court within 12 months after the date on which this notice is issued.

These conditions shall lapse if the development to which it refers is not commenced within the period specified on this consent. However, the Council may, should good cause be shown in a written application requesting an extension of time, grant an extension of consent for a further 12 months pursuant to section 95A of the Environmental Planning and Assessment Act, 1979.

These conditions have been imposed for the following reasons:

- a) To ensure compliance with the terms of the Environmental Planning Instrument;
- b) To ensure that no detrimental effect is caused to the existing and likely future amenity of the neighbourhood;
- c) Due to the circumstances of the case and the public interest;

Unless otherwise specified in this consent all conditions shall be complied with prior to use of the facility or release of plan of subdivision. Compliance with these conditions may be inspected by Council officers on a periodic basis.

The Applicant is advised:

### **PLANNING SECTION**

- a) Council's Heritage Advisor is available for further consultation in regards to any future alterations or renovations to the premises (including any alterations to the exterior of the building eg exterior colour schemes and fence modifications).
- b) This subject site is located within the Heritage Conservation Area and as such any external works, particularly those that may be viewed from the road frontage which affect the streetscape require the submission of a Development Application to Council for consideration. Examples of works needing approval include fence refurbishment or replacement, application of render or paint to the exterior of the building, painting colour scheme, carports, pergolas and garden structures, replacement of guttering and downpipes, modification to verandahs, windows and porches. Please note that this is not a list of all works needing approval.
- c) Council provides a Local Heritage Fund for provision of small grants to encourage and assist owners of Heritage listed buildings and buildings in the Heritage Conservation Area to achieve a positive contribution to the streetscape. Should you wish to make application for assistance with part of the works in the development proposal the application for funding assistance must be approved prior to works commencing on that aspect of the work eg replacement fence, or colour scheme.
- d) This consent is granted in accordance with the submitted Development Application and supporting information as amended by the Conditions of the Consent. Any modifications to the proposal shall be the subject of an application under Section 96 of the Environmental Planning and Assessment Act, 1979.

### **BUILDING SECTION**

- a) The property may be affected by Covenants. It is the applicants responsibility to check these Covenants prior to commencement of works.

### **ENGINEERING SECTION**

- a) This property is serviced by a joint sewer connection. Council Policy requires the elimination of joint connections whenever possible. The issue of the joint connection will need to be addressed if the property is further developed.

### **ENVIRONMENTAL HEALTH SECTION**

- a) Applicant is advised to retain weighbridge certificates, receipts or dockets that clearly identify where waste has been deposited. Documentation is to include quantities and nature of waste.

## CITY OF WAGGA WAGGA

### Report on Development Application

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<b>DCU-/2002</b>	<b>Applic No: DA05/1147</b>	<b>File Ref: D/2005/1147</b>
<b>Description</b>	<b>Proposed Fence Replacement in Conservation Area</b>	<b>Officer: Camilla Rocks</b>
<b>Address</b>	<b>144 Morgan St WAGGA WAGGA NSW 2650 Lot 4 DP 308132</b>	

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**Applicant**  
S M Lawton  
144 Morgan St  
WAGGA WAGGA NSW 2650

**Owner**  
Sheila M Lawton

**Builder: To be advised**

**Licence No.:**

**Owner Builder Licence No. :**

**Location:** On the south-western corner of the intersection of Morgan and Thorne Streets.

**Zoned:** Under the Wagga Wagga Local Environmental Plan, 1985 - Residential. Under the Wagga Wagga Development Control Plan, 1986 - Residential 2(a) (General). The property is located within the Conservation Area.

#### **Statutory Planning Control**

The proposal is permissible with Council's consent under both the provisions of the Wagga Wagga Local Environmental Plan, 1985 and Development Control Plan, 1986.

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#### **PLANNING COMMENTS**

The proposal is for the replacement of a timber paling fence that is severely dilapidated with a new fence of the same materials or custom-ord galvanised sheeting. The replacement of the fence is acknowledged as necessary to retain a sense of privacy and security to the property. The new fence will facilitate a distinction between the public and private domain and continue to clearly define the boundaries of the property. The applicant consulted with Council Town Planning Staff regarding the appropriate choice of materials for the new fence to ensure it will be conducive to the conservation area in which the site is situated.

The External Services Directorate raise no objections to this proposal. Section 79C and 5A matters have been considered.

#### **SECTION 94 CONTRIBUTION**

The development will have negligible additional impact upon infrastructure. A Section 94 Contribution is not required.

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**SEWER COMPLIANCE CERTIFICATE**

The development will have negligible additional impact upon infrastructure. A Sewer Compliance Certificate is not required.

**BUILDING COMMENTS**

No comments.

**ENVIRONMENTAL HEALTH COMMENTS**

See Conditions and Advice.

**ASSET MANAGEMENT COMMENTS**

No comments.

**ENGINEERING/SUBDIVISION COMMENTS**

See Advice.

**PLUMBING COMMENTS**

No comments.

**DECISION**

The development application is **APPROVED**, subject to and as amended by the conditions of development consent specified as follows:

APPLICATION No. 53/61

*2nd bank*

*In ECM*

# City of Wagga Wagga

## BUILDING APPLICATION

Local Government Act, 1919 (Ordinance No. 71)

OWNER, *M. D. Lawton*

LOCATION OF BUILDING *144 Morgan St  
Wagga Wagga*

### FOR OFFICE USE ONLY

Date Application Received: .....

Date Approved by Council: .....

Minute No. ....

Building Fee £ *170/10* . Paid *10/1* *21/2/1951* . Receipt No. *22023 41*

Road Opening Fee £ / / . Paid ..... 19 . Receipt No. ....

Reinstatement Fee £ / / . Paid ..... 19 . Receipt No. ....

*53 / 61*

# Building Application

Local Government Act, 1919 (Ordinance No. 71)

Date 20/2/61

THE TOWN CLERK,  
CITY OF WAGGA WAGGA.

Sir,

I, the undersigned, hereby make application for the approval of the Council to plans and specifications (two copies supplied herewith) of a building which I propose to erect and complete WITHIN TWELVE MONTHS from date of approval.

Particulars are as follows:—

Class of Building Garage  
(Here state Dwelling, Flat, Shop and Dwelling, Garage, Stables, Additions, or as the case may be.)

## LOCATION OF BUILDING

Lot PT I Section 6.3 Street or Road 144 Morgan St  
Area South Wagga Frontage 44 ft 3 in Depth 138 ft  
NAME OF OWNER D. Lawton Address 144 Morgan St  
NAME OF BUILDER Self Address \_\_\_\_\_

## SUMMARY OF SPECIFICATIONS

NOTE—Sizes must be given.

Number and particulars of all rooms and outhouses \_\_\_\_\_

Foundation and Size under Main Walls \_\_\_\_\_ Damp Proof Course Materials \_\_\_\_\_

Main Walls Iron Partition Walls \_\_\_\_\_ Roofs—Main Iron

Roofs—Subsidiary \_\_\_\_\_ Floor Joists \_\_\_\_\_

Ceiling Joists \_\_\_\_\_ Wall Plates 4 x 2 Rafters 4 x 2

Bearers \_\_\_\_\_ Corner Studs 4 x 4 Other Studs 4 x 2

Height of Rooms, floor to ceiling \_\_\_\_\_

Proposed Method of Ventilation \_\_\_\_\_

Proposed Method of Roofwater Drainage Sepicage Pit

Proposed Method of Sullage Water Disposal \_\_\_\_\_

Particulars of Closet Accommodation \_\_\_\_\_

(Which must be strictly in accordance with Local Government Ordinance 44 or 46)

NOTE: Block Plan, showing Buildings and all Outhouses, must be shown on the back of this application.

ESTIMATED VALUE OF BUILDING \$185/-/-

State whether Applicant is Owner, Builder or Architect Owner

Signature of Applicant \_\_\_\_\_



## Applicant - - - Please Note

The person making application for the approval of plans and specifications of a building shall lodge therewith a building fee calculated according to the following scale:—

### BUILDING FEES:

The person making application for the approval of plans and specifications of a building shall lodge therewith a fee calculated at one-fifth of one per centum of the cost of the building: Provided that in no case shall the fee be less than ten shillings or exceed one hundred pounds: Provided also that for this purpose, "Cost" shall mean the contract price or if there is no contract the cost of the proposed building as determined by the Council.

NOTE—The Form below this line is for the use of the Council only.

### REPORT ON APPLICATION

No. Bottom plate - shed to 3'0" and proceed to bed  
to be fully constructed, ready finished & painted

APPROVED BY ME UNDER  
DELEGATED AUTHORITY (SEC 630A)

*[Handwritten Signature]*

Signature of Building Inspector

BLOCK PLAN OF ALLOTMENT AND PLAN OF PROPOSED BUILDING THEREON

Applicant must show hereunder a Block Plan of the Allotment, drawn to scale in ink, showing dimensions of allotment, the street which it fronts, and position of proposed building thereon, including outhouses. The distances between buildings and boundaries of the allotment to be marked on the plan.

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Scale ..... feet to an inch.

.....  
Signature of Applicant.

PENFOLDS  
PRINTERS 3382-14-59



THE COUNCIL OF THE CITY OF WAGGA WAGGA

Notice of permission for development involving the opening of roads, the subdivision of land, the use of land, the erection of buildings, the use of existing buildings or the carrying out of works.

B/A. 53/61

FORM 1, ORDINANCE 105

LOCAL GOVERNMENT ACT, 1919. (PART XIII.A.)

The Town and Country Planning (General Interim Development) Ordinance  
Wagga Wagga City Council Town Planning Scheme:

TO MR. D. LAWTON  
144 MORGAN ST WAGGA.

In pursuance of its powers under the abovementioned Act and Ordinance, the Council, as interim development authority, hereby permits:—

- (a) ~~the opening of road(s).~~
- (b) ~~the subdivision of land.~~
- (c) ~~the use of land.~~
- (d) ~~the erection of building(s).~~
- (e) ~~the use of existing building(s).~~
- (f) ~~the carrying out of work(s).~~

for the purpose Erection of garage 20' x 20'

on land situated 144 MORGAN ST WAGGA. (bank land)  
being Lot PT 1 Section 63 D.P. - Parish of Bank. Wagga Wagga

- (i) in accordance with the accompanying plan(s).
- (ii) in accordance with plan(s) approved by the Council for the purpose of the Act (except Part XIII.A) on the \_\_\_\_\_ day of \_\_\_\_\_ 19

Subject to due compliance with the provisions, of any Act, rule, regulation, by-law, ordinance, proclamation, agreement, covenant or instrument in force with respect to the land, and subject to the special condition(s) specified hereunder:—

The building not to be used for any commercial or industrial purposes

The reasons for the Council's decision to grant permission for the development subject to compliance with the condition(s) hereinbefore specified are:—

Good Residential - permitted development

Dated 22<sup>nd</sup> day of February 1961

W. R. ELLIS.  
Town Clerk  
per [Signature]  
Town Planner

SERIAL NUMBER TP/A 59/61.

NOTES:

1. An applicant dissatisfied with any conditions imposed by the Council may appeal to the Minister under subsection (5) of Section 342V of the Act within one month of the receipt of the notice of Council's decision or such longer period as the Minister may allow.
2. This permission relates to planning control only. Any other statutory consent necessary must be obtained from the appropriate authority.

D.A./10.60

APPLICATION No. 262/60

*2nd floor*

*Incom*

# City of Wagga Wagga

## BUILDING APPLICATION

Local Government Act, 1919 (Ordinance No. 71)

OWNER, *Mr. D. Lawton*

LOCATION OF BUILDING *144 Morgan St  
Wagga*

### FOR OFFICE USE ONLY

Date Application Received: .....

Date Approved by Council: .....

Minute No. ....

Building Fee £ *10/10* . Paid *10/10* *6/9/1960* . Receipt No. *17290*

Road Opening Fee £ / / . Paid .....19 . Receipt No. ....

Reinstatement Fee £ / / . Paid .....19 . Receipt No. ....

*262/60*

# Building Application

Local Government Act, 1919 (Ordinance No. 71)

Date .....

THE TOWN CLERK,  
CITY OF WAGGA WAGGA.

Sir,

I, the undersigned, hereby make application for the approval of the Council to plans and specifications (two copies supplied herewith) of a building which I propose to erect and complete WITHIN TWELVE MONTHS from date of approval.

Particulars are as follows:—

Class of Building ADDITIONS  
(Here state Dwelling, Flats, Shop and Dwelling, Garage, Stables, Additions, or as the case may be.)

## LOCATION OF BUILDING

Lot PART 1 Section 63 Street or Road 6m Morgan + Home  
Area ..... Frontage 41.3 Depth 132.2  
NAME OF OWNER D. Lewinton Address 144 Morgan St  
NAME OF BUILDER ..... Address .....

## SUMMARY OF SPECIFICATIONS

NOTE—Sizes must be given.

Number and particulars of all rooms and outhouses SLEEP OUT + OPEN VERANDAH

Foundation and Size under Main Walls 12 x 9 Damp Proof Course Materials PROMURKA  
Main Walls ..... Partition Walls ..... Roofs—Main .....  
Roofs—Subsidiary Iron Floor Joists Concrete floor  
Ceiling Joists 4 x 2 Wall Plates 4 x 2 Rafters 4 x 2  
Bearers ..... Corner Studs ..... Other Studs .....  
Height of Rooms, floor to ceiling 9'  
Proposed Method of Ventilation Louvers  
Proposed Method of Roofwater Drainage to storm channel (existing)  
Proposed Method of Sullage Water Disposal .....  
Particulars of Closet Accommodation existing  
(Which must be strictly in accordance with Local Government Ordinance 44 or 46)

NOTE: Block Plan, showing Buildings and all Outhouses, must be shown on the back of this application.

ESTIMATED VALUE OF BUILDING: £ 250

State whether Applicant is Owner, Builder or Architect.....

Signature of Applicant

102  
42

## Applicant - - Please Note

The person making application for the approval of plans and specifications of a building shall lodge therewith a building fee calculated according to the following scale:—

### BUILDING FEES:

The person making application for the approval of plans and specifications of a building shall lodge therewith a fee calculated at one-fifth of one per centum of the cost of the building: Provided that in no case shall the fee be less than ten shillings or exceed one hundred pounds: Provided also that for this purpose, "Cost" shall mean the contract price or if there is no contract the cost of the proposed building as determined by the Council.

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### REPORT ON APPLICATION

*Sewer fittings, gullies etc. affected by addition to be relocated  
as Council's diagram outside to building - external well  
of S.D. enclosed with glass bladed covers*

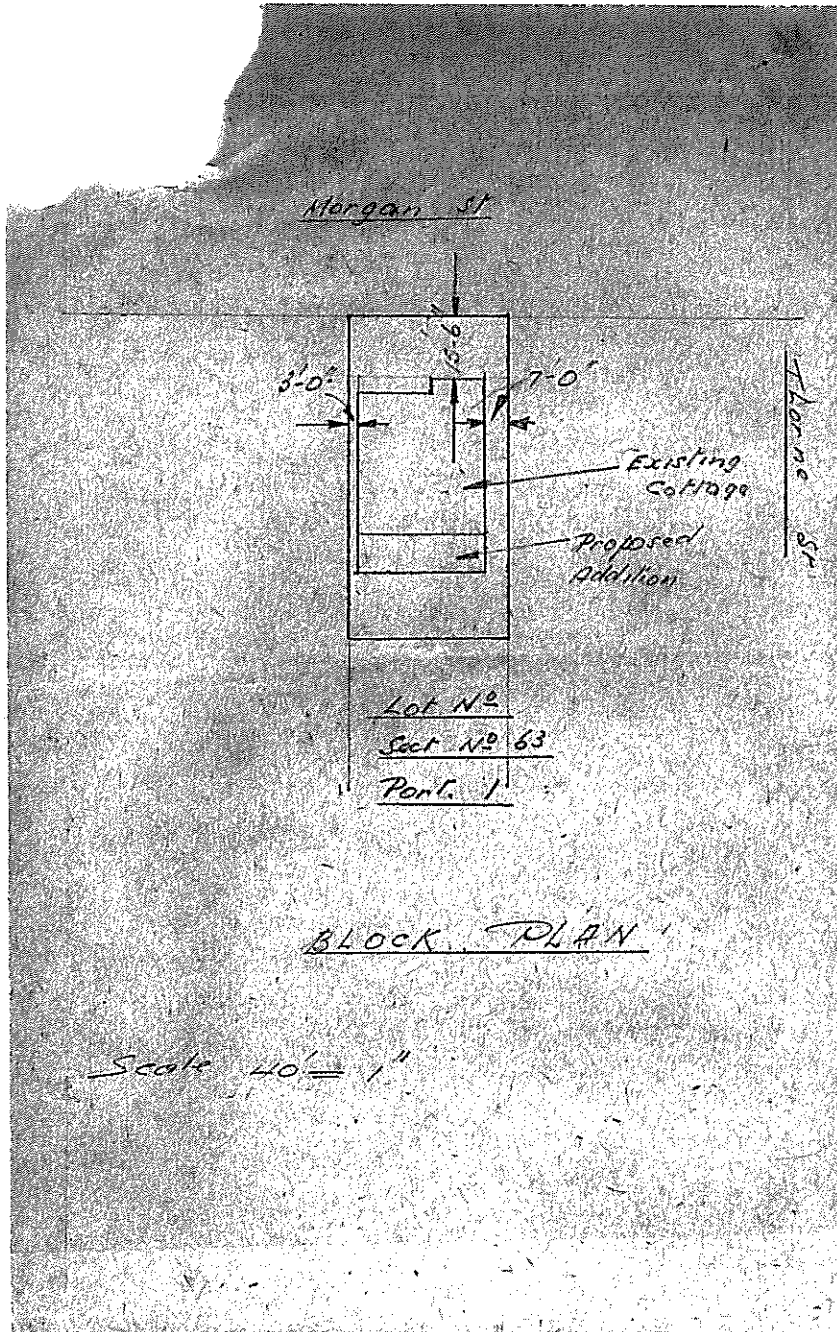
APPROVED BY ME IN  
DELEGATED AUTHORITY

*K. Davis*

Signature of Building Inspector

BLOCK PLAN OF ALLOTMENT AND PLAN OF PROPOSED BUILDING THEREON

Applicant must show hereunder a Block Plan of the Allotment, drawn to scale in ink, showing dimensions of allotment, the street which it fronts, and position of proposed building thereon, including outhouses. The distances between buildings and boundaries of the allotment to be marked on the plan.



Scale .....feet to an inch.

.....  
Signature of Applicant.

